

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

SUBJECT: CAMPISI SUBDIVISION - MINOR PLAT

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Donald S. Fisher CONTACT: Rebecca Hammock EXT. 7438

Agenda Date <u>9/14/04</u>	Regular <input type="checkbox"/>	Consent <input checked="" type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Public Hearing – 1:30 <input type="checkbox"/>		Public Hearing – 7:00 <input type="checkbox"/>	

**MOTION/RECOMMENDATION:**

Approve the Minor Plat for the Campisi three (3) lot subdivision located on the south side of Wayside Drive, east of Orange Blvd. in the SW ¼ of Section 30, Township 19 South, Range 30 East as requested by the applicant, James Campisi.

District 5-McLain (Rebecca Hammock, Principal Planner)

**BACKGROUND:**

The applicant, James Campisi, is requesting minor plat approval for a three (3) lot subdivision on 16.55 acres zoned A-1 (Agriculture), and having a future land use of Low Density Residential (LDR).

The subject property is located south of S.R. 46, east of Orange Blvd. on the south side of Wayside Drive and consists of two existing lots, parcel 30-19-30-300-0320-0000 and parcel 30-19-30-300-032B-0000. A 10, 288 sq. ft. home built in 1997 exists on proposed lot two (2) of the minor plat.

Each newly created lot meets the performance standards for A-1 zoning and will have access on to Wayside Drive. The three lots will be ~1.5 acres, ~8.9 acres and ~6.2 acres in size; all well over the required minimum of 1 acre for A-1 zoning.

Development Review staff and the County Surveyor have reviewed the minor plat and finds that it is in compliance with Chapter 35 of the Seminole County Land Development Code and Chapter 177, Florida Statutes.

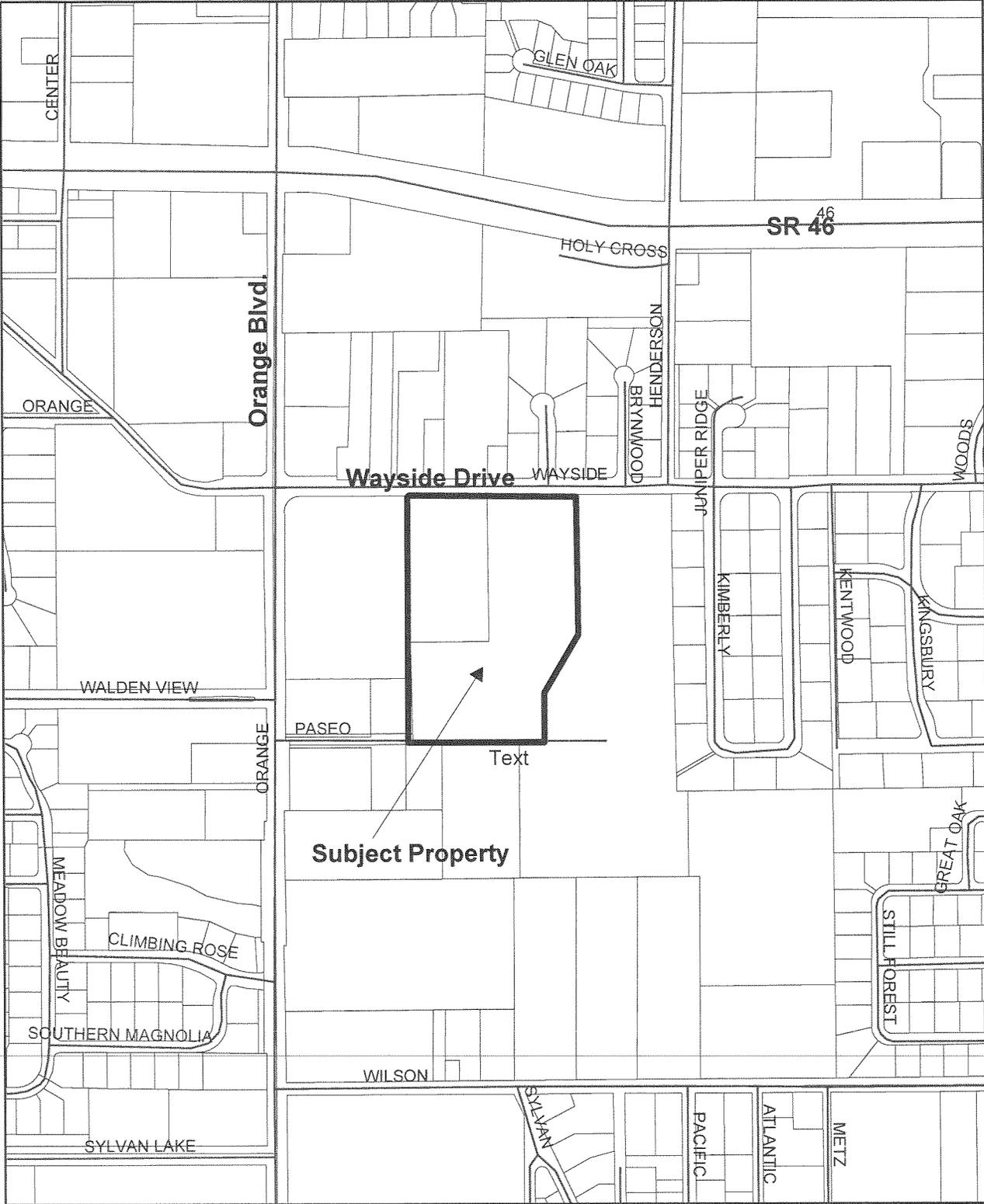
**STAFF RECOMMENDATION:**

Staff recommends approval of the Minor Plat.

District 5  
Attachments: Location Map  
Reduced Copy of Plat

Reviewed by:	_____
Co Atty:	_____
DFS:	_____
Other:	_____
DCM:	_____
CM:	_____
File No.	<u>cpdd04</u>

# LOCATION MAP



Campisi Subdivision

Minor Plat



# CAMPISI SUBDIVISION

SHEET 1 OF 2

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA

## DESCRIPTION

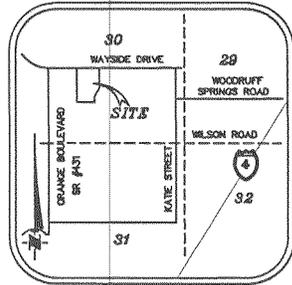
A tract of land being a portion of Section 30, Township 19 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commence at the West 1/4 corner of said Section 30; thence North 89° 56' 00" East along the North line of the Southwest 1/4 of Section 30 for a distance of 580.00 feet; thence South 00° 03' 48" East for a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89° 55' 00" East along a line 25.00 feet South of and parallel to the North line of the Southwest 1/4 of Section 30 and along the South Right-of-Way of Wayside Drive for a distance of 710.32 feet; thence departing said Right-of-Way run South 00° 04' 24" West for a distance of 635.00 feet; thence South 31° 55' 42" West for a distance of 299.76 feet to a point being 1130.00 feet East of the West line of the Southwest 1/4 of Section 30 and 1740.00 feet North of the South line of the Southwest 1/4 of Section 30; thence South 00° 03' 48" East along a line parallel to said West line of the Southwest 1/4 of Section 30 for a distance of 200.00 feet; thence South 89° 51' 02" West parallel to said South line of the Southwest 1/4 of Section 30 for a distance of 550.00 feet; thence North 00° 03' 48" West parallel to the West line of the Southwest 1/4 of Section 30 for a distance 1090.02 feet to the POINT OF BEGINNING.

Contains: 16.547 Acres more or less.

## NOTES

- BEARINGS ARE BASED ON THE NORTH LINE OF THE SW 1/4 OF SECTION 30-19-30 AS BEING 2 89°56'00" W.



VICINITY MAP  
NOT TO SCALE

## LEGEND

- DENOTES SET CONCRETE MONUMENT (P.R.M. #3817)
- ⊙ DENOTES SET NAIL AND CAP (P.R.M. #3817)
- C.M. = CONCRETE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.I. = POINT OF INTERSECTION
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- R = RADIUS
- Δ = DELTA (CENTRAL ANGLE)
- L = ARC LENGTH
- TAN. BRG. = TANGENT BEARING
- CH. BRG. = CHORD BEARING
- CH. = CHORD DISTANCE
- C = CENTERLINE OF ROAD
- RADIAL = RADIAL LOT LINE

**NOTICE**  
SEMINOLE COUNTY DEVELOPMENT ORDER # \_\_\_\_\_  
RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, FOR CONTINGENCIES AS TO PUBLIC FACILITY CAPACITY ENCUMBRANCE OR RESERVATION AND OTHER INFORMATION.

**NOTICE**  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**Tinklepaugh**  
SURVEYING SERVICES, INC.  
379 W. Michigan Street, Suite 208 • Orlando, Florida 32808  
Tele. No. (407) 422-0687 Fax No. (407) 422-6616  
LICENSED BUSINESS No. 3778

PLAT BOOK PAGE

## CAMPISI SUBDIVISION DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner(s) in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate a conservation easement over Shadow Lake and its 25 foot upland buffer, to the perpetual use of Seminole County, and

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the individuals named below on \_\_\_\_\_ 2003.

James M. Campisi \_\_\_\_\_ Ann Marie Campisi \_\_\_\_\_

Attest:  
Signed and sealed in the presence of \_\_\_\_\_

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

THIS IS TO CERTIFY, That on \_\_\_\_\_ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid personally appeared \_\_\_\_\_ and known to be the individuals described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

- The aforesaid person(s) is/are personally known to me
- or has/have produced \_\_\_\_\_ as identification.
- Did take on oath;
- Did not take on oath;

IN WITNESS WHEREOF, I have set my hand and seal on the above date.

NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_

## CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, do hereby certify that on \_\_\_\_\_ he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Seminole County, Florida; Prepared in compliance with the provisions of Chapter 177, Florida Statutes.

SIGNATURE \_\_\_\_\_

NAME: Gerald F. Livernois P.L.S. Reg. No. 3017  
TINKLEPAUGH SURVEYING SERVICES, INC.  
379 W MICHIGAN STREET, SUITE 208 ORLANDO, FLORIDA 32808  
telephone (407) 422-0687 fax (407) 422-6616  
LICENSE BUSINESS No. 3778

## CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on \_\_\_\_\_ the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
CHAIRMAN OF THE BOARD CLERK OF THE BOARD  
PRINTED NAME: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_

## COUNTY SURVEYOR'S CERTIFICATE

I have reviewed this plat and find it to be in conformity with Chapter 177 Florida Statutes.

Steve L. Wessels, P.L.S.  
Florida Registration Number 4880  
County Surveyor for Seminole County, Florida

Date: \_\_\_\_\_

## CERTIFICATE OF CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on \_\_\_\_\_ at \_\_\_\_\_ P.M.

Clerk of the Circuit Court  
in and for Seminole County, Florida  
BY: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

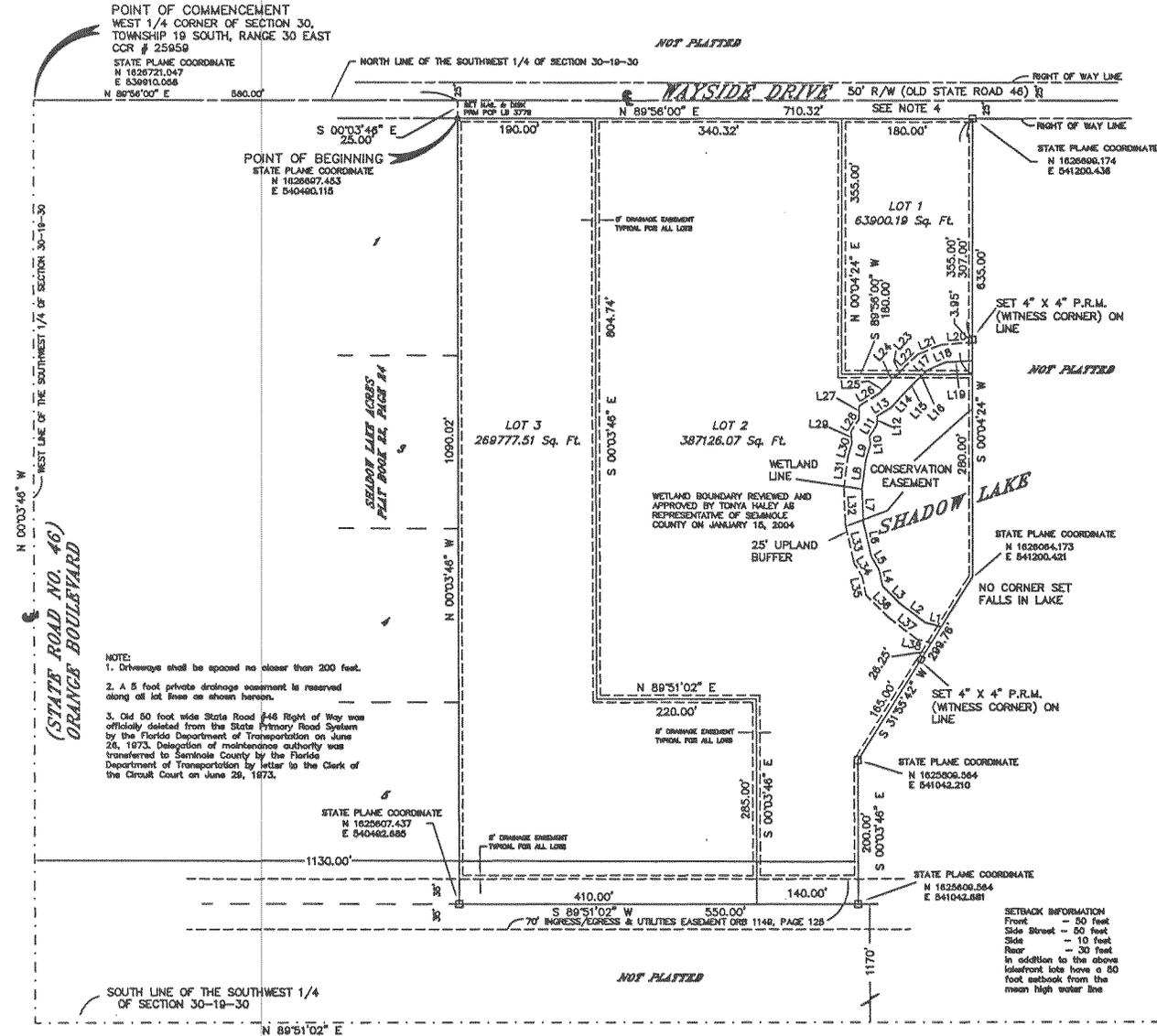
# CAMPISI SUBDIVISION

SHEET 2 OF 2

PLAT  
BOOK

PAGE

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA



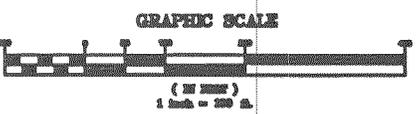
LINE	LENGTH	BEARING
L1	22.70	N75°45'28"W
L2	42.86	N52°44'54"W
L3	34.55	N44°44'07"W
L4	22.78	N11°48'25"W
L5	21.77	N30°46'11"W
L6	49.21	N12°25'49"W
L7	46.32	N01°32'33"W
L8	40.10	N07°36'20"E
L9	20.48	N171°3'26"E
L10	12.70	N04°24'53"W
L11	19.78	N32°25'17"E
L12	11.36	N00°13'17"E
L13	22.70	N58°02'37"E
L14	19.22	N41°58'21"E
L15	29.39	N43°32'39"E
L16	15.18	N45°46'41"E
L17	8.82	N45°46'41"E
L18	27.39	N67°12'13"E
L19	36.37	N86°21'27"E
L20	42.21	N86°21'27"E
L21	36.34	N67°12'13"E
L22	29.22	N45°46'41"E
L23	9.70	N43°32'39"E
L24	20.52	N43°32'39"E
L25	18.03	N41°58'21"E
L26	32.98	N58°02'37"E
L27	17.95	N00°13'17"E
L28	20.89	N32°25'17"E
L29	18.25	N04°24'53"W
L30	17.80	N171°3'26"E
L31	44.28	N07°36'20"E
L32	50.71	N01°32'33"W
L33	55.55	N12°25'49"W
L34	21.63	N30°46'11"W
L35	26.00	N11°48'25"W
L36	43.69	N44°44'07"W
L37	49.70	N52°44'54"W
L38	19.81	N75°45'28"W

- NOTE:
1. Driveways shall be spaced no closer than 200 feet.
  2. A 5 foot private drainage easement is reserved along all lot lines as shown herein.
  3. Old 50 foot wide State Road 446 Right of Way was officially deleted from the State Primary Road System by the Florida Department of Transportation on June 26, 1973. Delegation of maintenance authority was transferred to Seminole County by the Florida Department of Transportation by letter to the Clerk of the Circuit Court on June 26, 1973.

(STATE ROAD NO. 46)  
ORANGE BOULEVARD

WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 30-19-30

SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30-19-30



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